



# Agua Fria

## *Development Opportunity in the Valley of the Sun* **375 +/- Acres in Peoria, Arizona**

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<b>Location:</b>	The Property is located in the northwest portion of the Phoenix metropolitan area and is approximately three miles south of the New Waddell Dam and 0.8 mile west of the intersection of Carefree Highway and Lake Pleasant Road. The Property is within the northern portion of the city limits of Peoria, Arizona.
<b>Driving Directions:</b>	From I-17, take Carefree Highway (AZ-74) west approximately six miles. Turn left on Lake Pleasant Road and proceed south for about 1.5 miles. Turn right on Carefree Highway and proceed west for 0.8 mile. The Property's southeast corner is on the right immediately after Carefree Highway crosses the Waddell Canal.
<b>Parcel Data:</b>	Two parcels totaling 375-400 +/- acres (exact acreage to be determined prior to sale). The Property lies north of Carefree Highway and is bordered on the east by the CAP Waddell Canal and by the Agua Fria River on the west. A 310-foot wide power transmission corridor bisects the Property. A separate conveyance of 10 acres, consisting of an electrical substation, has been completed to the Arizona Public Service (APS) and this site lies adjacent west of the transmission corridor. The sale Property, although divided into two parcels by the power transmission corridor, will be sold in its entirety as one unit.
<b>Assessor's Parcel No.:</b>	Portions of 201-18-002B and 201-31-001E [Please note: The APNs are provided for reference.]
<b>Utilities:</b>	<u>Available:</u> Electricity from Arizona Public Service <u>Not Currently Available:</u> Gas, Water, and Sewer
<b>Access:</b>	The Property has legal access from the south from Carefree Highway.
<b>Environmental Flood Plain Data:</b>	There has been no hazardous activity on the Property and no reports of hazardous material present. The Property has been designated Zone X (not in an identified floodplain) by the Federal Emergency Management Agency.
<b>Federal Use:</b>	Currently vacant. The Property was acquired in 1985 and was used to provide mineral materials for the construction of New Waddell Dam.
<b>Inspection:</b>	Property is open for inspection at any time.
<b>Sale Type:</b>	Online Auction at <a href="http://www.auctionrp.com">www.auctionrp.com</a> . Bids may also be submitted by fax or mail.
<b>Auction Details:</b>	The Invitation for Bids (IFB) for the property will be issued in late July or early August. The auction start date will be approximately 30 days after the IFB is issued. The IFB will provide all terms and conditions including online auction instructions.
<b>Suggested Opening Bid:</b>	\$5,000,000.00 -- This amount does not represent the value of the property but rather provides a reasonable starting point for the online auction.
<b>Registration Deposit:</b>	\$250,000.00 in the form of a cashier's or certified check.
<b>Contact:</b>	For bid package by mail when available, please provide mailing address to:  David Haase, Realty Officer 888-GSA-LAND x3426 <a href="mailto:david.haase@gsa.gov">david.haase@gsa.gov</a>

